



CITY OF SAN DIEGO
ENVIRONMENTAL SERVICES DEPARTMENT
ENERGY CONSERVATION AND MANAGEMENT DIVISION

REDRAFT OF ORIGINAL RFP
DISCARD
DOCUMENT NO. ESDENERGY11152004

DOCUMENT REISSUED AS
REQUEST FOR PROPOSALS (RFQ/RFP)
NO. ESDENERGY11152004-1

POWER PURCHASE AGREEMENTS
FOR PHOTOVOLTAIC (SOLAR) GENERATION SYSTEMS
FOR CITY FACILITIES

STATEMENT OF QUALIFICATION DUE ON:
APRIL 29, 2005, NO LATER THAN 5:00PM

DIRECT QUESTIONS TO:
DENISE ROCHA, RFQ/RFP COORDINATOR
FAX: 858 492 6002
OR
DROCHA@SANDIEGO.GOV

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PROPOSED SCHEDULE OF EVENTS

Pre-Proposal Meeting & Site Visits.....	December 8, 2004
Deadline for Submitting RFP Questions.....	December 10, 2004
Addendum A – Reissue Revised Document.....	March 18, 2005
Deadline for Additional Questions	April 1, 2005
Responses to Additional Questions.....	April 7, 2005
Deadline for Submission of Submitting Statement of Qualifications.....	April 29, 2005
Review of Qualifications.....	May 13, 2005
Team Interviews	May 18 - 21, 2005
Short list of Team's to provide RFP.....	May 27, 2005
Site Visit for Selected Teams.....	June 7, 2005
Selected Teams to Submitted Pricing Model for the Proposed Sites	June 24, 2005
Final Negotiations.....	June 30, 2005
Notice of Intent to Award.....	July 8, 2005
City Council Approval.....	July 26, 2005
Contract Effective Date.....	Approx 30 after Council Approval

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Section I: Background Information

The City of San Diego has been a leader in energy management for many years. During and after the Energy Crisis in 2001, the City redoubled its efforts to improve energy efficiency and reduce dependence on fossil fuel electric generation resources. Specifically, the City of San Diego established a goal for producing 50MWs of electricity through renewable resource generation technologies within the next ten years. The City intends to develop a variety of renewable resources, including solar, landfill gas, digester gas, and small hydroelectric. In addition to the other resources, the City plans to invest in 5MWs of solar photovoltaic (PV) electric generating systems at various City facilities over the next five to ten years. The City recently conducted a solar site survey at twenty-four City facilities and selected eight sites for this solicitation. The results of the survey involving the eight specific sites are shown in *Exhibit A*. This Request for Proposals (RFP) for Solar Photovoltaic Electric Generating Systems is one of the City's major steps toward meeting the 50MW renewable energy goal.

The City's interest in pursuing renewable energy generation projects reflects:

- 1) A commitment to progressive and responsible energy resource investment and management;
- 2) A more viable renewable energy market because of positive and significant legislative and regulatory changes; and
- 3) A desire to contribute toward regional efforts to increase renewable energy resources.

The energy crisis precipitated several legislative changes that significantly influence the renewable energy market in California. Most notably, the California Legislature passed the California Renewables Portfolio Standard (RPS) requiring sellers of retail electricity to increase their purchase of renewable energy by 1% per year, up to 20% by 2017. Recently, the State Legislature passed a more aggressive goal, 20% by 2010. To meet the goal established by the RPS legislation, San Diego Gas & Electric is securing renewable generation resource production through two complementary processes: 1) by pursuing renewable electric generation contracts through a competitive process as an element of their long-term electricity procurement plan, and 2) by entering into bilateral power purchase agreements with renewable energy developers.

Another favorable development in the renewable energy market is the establishment of financial incentives for the development of renewable energy resources. Furthermore, a development that is influencing the construction of renewable energy resources is the ability to sell renewable energy credits (RECs) to entities that want to support the development of renewable energy. A market now exists for trading Green-e Certificates through Evolution Markets, or other trading mechanisms, which facilitates the transactions and the Center for

Resource Solutions, which certifies projects that meet the Green-e renewable criteria. These and other significant changes are positively influencing the development of renewable energy resources and stimulating the interest in purchasing renewable energy resources by retail providers and retail customers.

Section II: City of San Diego's Goals and Objectives

The City intends to achieve the following general goals and objectives by pursuing the installation of solar photovoltaic generation systems at its facilities:

- To utilize roofs and other City-owned spaces to effectively generate electricity using solar photovoltaic systems. The electricity generated will be sold to the City under an agreed-to energy sales contract;
- To obtain credit for generating renewable energy in attainment of the 50MW goal established by the City;
- To support the Regional Energy Strategic Plan for developing local renewable electric generation resources;
- To reduce the per unit cost of developing solar photovoltaic systems by making a significant and long-term investment;
- To facilitate the investment in solar photovoltaic systems by industries and businesses within the region;
- To enhance the economic value of City assets by developing the assets in such a way to support City goals;
- To educate the public about the benefits of renewable energy generation; and
- To improve environmental quality in the San Diego area.

In addition to the general goals and objectives noted above, the specific goal for this RFP involves:

- The establishment of a relationship with one or more solar photovoltaic developers that facilitates the highly cost effective development of solar photovoltaic systems at eight City sites.

Section III: Scope of Services

1.0 General

The City of San Diego is seeking a firm, or a team of firms, to provide cost effective solar photovoltaic electric generating systems at three (3) City sites. The City intends to enter into power purchase agreement(s) for terms up to twenty years with solar PV developer(s) at these sites. The developers may also be asked to assist the City with identifying implementing solar PV projects at other sites depending upon the success of the initial program.

The City evaluated twenty-four facilities that appear to have potential of accommodating solar PV systems ranging in size from 300 kW to 1 megawatt during the first year of the proposed agreement. From this evaluation, the City selected three (3) specific sites for inclusion into this RFP. The estimated electric generation potential of these Three (3) sites at least 1.6 Megawatts. By making a large-scale investment in solar PV systems, the City hopes to drive down unit costs and expedite installations.

The scope of services provided shall also include, but not be limited to, securing all permits and approvals from governing agencies, all labor, taxes, services, and equipment necessary to produce fully operational solar PV systems at the agreed-to City facilities.

The City envisions the solar PV developer(s) owning and operating the systems after system commissioning. Proposals submitted in response to this RFQ/RFP should assume developer ownership. The City will consider alternate proposals to developer ownership/power purchase agreements, however funding for turnkey projects is not available and third-party financing is not a current option. Any alternate proposals shall be in addition to (not in substitution for) the proposal(s) assuming developer ownership.

1.1 Design, Engineering and Permitting

The developer(s) shall design/engineer solar PV systems to maximize the solar energy resources at City facilities, taking into consideration the facility's electrical demand and load patterns, proposed installation sites, available solar resources, applicable zoning ordinances, installation costs, and other relevant factors.

For each solar PV site, the developer shall provide design documents that communicate the following information:

- System description
- Equipment details & description
- Layout of installation
- Layout of equipment
- Selection of key equipment
- Specifications for equipment procurement and installation
- All engineering associated with structural and mounting details for each site
- Performance of equipment components, subsystems, specific site projects
- Integration of solar PV system with other power sources
- Electrical grid interconnection requirements
- Controls, monitors and instrumentation

- Web-based performance monitoring

The developer(s) shall submit design documents to the City for review and approval. The plans shall be in an electronic format using AutoCAD 14 or higher. Specifications shall be submitted in MS Word format.

The developer shall identify an appropriate location for the solar PV inverter equipment and its related components and environmental control systems that will meet the following criteria:

- Ease of maintenance and monitoring
- Efficient operation
- Low operating losses
- Secured location and hardware
- Compatibility with existing facilities

The developer(s) shall secure from governing agencies and the utility company all required rights, permits, approvals, and interconnection agreements at no additional cost to the City. The City will become the signatory on applications, permits, and utility agreements only where necessary.

The developer(s) shall complete and submit in a timely manner all documentation required to qualify each system for available rebates and incentives.

1.1.1 Additional Design Requirements

1.1.2 Utilizing the City required standard drawing specifications, performance and design criteria, concept drawings, and reports that will be identified in the subsequent RFP as a starting point, the Design/Builder will:

- a. Prepare contract drawings and specifications or project information suitable for City review, permits, and to allow construction. Packaging of the project into several construction contracts, including the possibility of pre-purchase contracts, may be required. Preparation of technical materials and equipment specifications for pre-purchase will be the responsibility of the Design/Builder.

Note: All submittals, drawings, and contract documents shall be reviewed and approved in writing by the City Project Manager. No products shall be brought on the construction site without the expressed written approval by the City Project Manager.

- b. Complete the design for all elements of the project, including but not limited to: civil, structural, architectural, mechanical, electrical, and specialty consulting areas. Drawings shall be stamped by an Engineer registered in the State of California.
- c. Evaluate alternative structural and construction approaches for all facilities to ensure economical designs which optimize construct ability yet meet all codes, architectural concepts, conceptual designs, and standard specifications of the project.
- d. Incorporate the requirements of permitting agencies as may become apparent in the course of design. The Design/Builder will apply for and secure all permits and provide all necessary reports, studies and support required to obtain the permits. In addition, the Design/Builder will research all Air Pollution Control District and noise abatement requirements, along with any hazardous materials management requirements of NFPA, Cal-OSHA, EPA, CDTs and the City Fire Department. The Design/Builder shall develop an air pollution control plan, a noise abatement plan and a hazardous materials management plan. The Design/Builder shall submit the application for Storm Water Pollution Prevention Plan to the appropriate authority. If required, the Design/Builder shall incorporate appropriate facilities in the design.
- e. Provide site surveys and geotechnical investigations to the extent necessary for final design. Survey information to be provided by the City will be of preliminary nature and will not have sufficient accuracy or scope to support final design.
- f. Furnish support to a constructability review team (City-furnished) at the 10 percent, 60 percent, 90 percent, and 100 percent design completion stage. Incorporate results of this review into the design. Each design completion stage should include the following components:
 - 1. The ten percent (10%) design will include a site plan - photovoltaic plan & cross section of the rack or mounting concepts and single line electrical drawings.
 - 2. The sixty percent (60%) design will include equipment information sheets on all major equipment and drawings illustrating any structural work, roof penetrations, foundations

details, land profile or topographical maps, electrical conduit runs and equipment layout and electrical mounting drawings.

3. The ninety percent (90%) drawings shall be complete drawings ready for Plan Check and the City's Project Managers comments.
 4. The one hundred percent (100%) drawing shall include all the documents identified previously in this section, with City Development Services, written permit approval.
- g. Permit fees will be paid by design/builder. The Design/Builder is responsible for all permit coordination site inspections, and permit compliance.
 - h. Prepare draft Operations Manual to serve as the basis for preparing the final Operations Manual during the construction phase.
 - i. Provide all submittals in a 11 x 17 – inch size format. Provide the as-built on “D” sheet mylar's. All submittals shall be on CD and will be in the CAD 14 or latest version.
 - j. After each submittal the Design/Builder will attend one and one half hour “comments resolution meeting”. The Design/Builder will review the City's comments at this meeting and will be prepared, with the proper people in attendance, to resolve the City's comments. Comments will be resolved to the Design/Builder's and the City's mutual satisfaction.

1.2 Construction Phase Services:

The Design/Builder shall construct the Photovoltaic Array in accordance with City approved plans, specifications and submittals prepared by the Design/Builder to meet or exceed all requirements of the City. The Design/Builder shall:

- 1.2.1 Conduct weekly meetings, as necessary, to provide schedules, cost estimates, status updates and technical input. The Design/Builder is responsible to provide meeting notes, in electronic format within 3 working days from conclusion of the meeting.

- 1.2.2 Provide required shop drawings and material data submittals. All shop drawings shall be submitted on D-sheet size, with a standard title Block for the City of San Diego. During the review process and when requested, the Design/Builder will provide D-sheet drawings reduced to size 11 x 17 – inch size, for review.
- 1.2.3 Provide walk through and comments as necessary with the City of San Diego to generate a completion punch list and confirm all items are complete.
- 1.2.4 The Design/Builder shall be responsible for complete management, supervision, and reporting of all aspects of the construction of this Project, including but not limited to scheduling and conducting weekly meetings with the City's Project Manager.
- 1.2.5 The Design/Builder shall provide resident engineering and contract administration, and inspection staff, including specialists, necessary for the functional, safe, on-budget and on-schedule completion of the Project, starting with the issuance of a Notice to Proceed from the City and extending through issuance of Notice of Completion and Acceptance. City staff will perform inspection to verify compliance with the plans and specifications and contract documents.
- 1.2.6 The Design/Builder's Project Superintendent shall ensure construction compliance with applicable local, state, and federal codes, building and environmental permit requirements, and construction mitigation documents and enforcement of the Contract Documents.
- 1.2.7 The Design/Builder shall witness all factory and field component, equipment, and system testing as required by the project Contract Documents. City staff will be invited to witness all testing, with a minimum of one (1) week notice.
- 1.2.8 The Design/Builder shall provide laboratory, surveying, and other contracted services as required to complete project construction inspection and testing tasks for all equipment.
- 1.2.9 The Design/Builder will be responsible for preparing 4 week look ahead schedule for the duration of a project using Microsoft Project. The four (4) week look ahead schedules will be

updated and presented at the weekly meeting with the City's Project Manager.

- 1.2.10 The Design/Builder shall implement and maintain an internal records management and document control system as required, to support project operations.
- 1.2.11 This Project will institute a Contractor Controlled Insurance Program. The Design/Builder will assign a Safety Engineer to monitor and control this program for the Project. The Design/Builder shall develop an on-site Project Safety Plan for review and approval by the City. The Design/Builder shall administer and enforce the City approved on-site Project Safety Plan for the Project. The Design/Builder shall monitor and enforce Project construction Contractor responsibility for safety and health issues relating to their workers as the Project Site. This shall include workers in direct employment to the Contractor and workers involved in a subcontracting, equipment supply, or any other project-related oral or written arrangement with the Design/Builder.

The Design/Builder shall report accidents, claims, and other on-going safety related issues to the City in a manner consistent with City-wide reporting systems.

- 1.2.12 The Design/Builder shall administer and coordinate the project contract closeout process and shall resolve any warranty provision issues. The Design/Builder shall report progress of project contract closeout to the City in a manner consistent with the City reporting requirements.
- 1.2.13 The Design/Builder shall administer and enforce the Environmental Mitigation Monitoring and Reporting Plan for the Project; if any. The Design/Builder shall report a record of environmental issues to the City in a manner consistent with the City reporting requirements.
- 1.2.14 City Reporting Requirements shall be submission of all reports, and shall be available in Microsoft Suite electronic format, Word, Excel, Power Point, and Project. The Design/Builder will also provide hard copy, paper documents for meeting. All photos shall be made available in Joint Photographic Experts Group (JPG) format.

1.3 PV Panel, Inverter, and Other Plant Component Specifications

The developer(s) shall install PV panels, inverters and other components that meet the California Energy Commission (CEC) Standards as noted on the CEC's website.

1.4 Installation

The developer(s) shall supply all equipment, materials, and labor necessary to install the solar PV systems and integrate them with other power sources.

1.5 Electrical Interconnections

The developer(s) shall supply and install all equipment required to interconnect the solar PV systems to the SDG&E distribution system. The developer(s) shall fulfill all application, study, and testing procedures to complete the interconnection process. All costs associated with utility interconnection shall be borne by the developer(s).

1.6 Commissioning and Acceptance Test for Initiating the Power Sales Agreements

During the start-up, the City, and/or its independent engineer, shall observe and verify each system's performance.

Required commissioning and acceptance test services include:

- Starting up the solar PV systems until it achieves the performance requirements of the power sales agreement;
- Conducting the successful delivery of power within thirty days following completion of a system.

1.7 Operation and Maintenance Manuals, and As-Built Drawings

Although the developer own, operate and maintain all systems, the developers shall provide five (5) sets of site-specific operation, maintenance, and parts manuals for each installed solar PV system. The manuals shall cover all components, options, and accessories supplied. They shall include maintenance, trouble-shooting, and safety precautions specific to the supplied equipment at that site. The developer(s) shall also provide three sets of as-built drawings in AutoCAD 14 or higher. These requirements shall be delivered prior to acceptance of the site-specific system.

1.8 Monitoring

Monitoring of system performance and providing public education and outreach is a critical element of this RFQ/RFP. The developer(s) shall provide a turnkey data acquisition and display system that allows the City to monitor, analyze and display historical and live, solar electricity generation data for all installed sites. The system will allow the City to track progress toward the renewable goal for all the systems combined as well as monitor performance against the warranted production requirements on a site-by-site basis. The regularly collected data should reflect, but not be limited, to the following:

- System performance
- System availability
- Average and accumulated output
- Capacity factor
- Degradation

The data acquisition system shall be designed for turnkey, remote operation. Data shall be transmitted via Internet or telephone from each site to a server managed by the developer(s). Data storage, management and display will be the responsibility of the developer(s). The data acquisition system must not require that a dedicated or always-on personal computer be located at each site.

Additionally the data acquisition system shall provide the City the ability to integrate live and historical solar energy information for individual systems as well as for the aggregated performance of all sites into its website(s) and/or public kiosks.

The overall monitoring program and systems shall be established by the completion of the first system installed for the City. The cost associated for providing the above-referenced monitoring and data collection system shall be separately itemized on the attached pricing sheet found Project Cost Proposal, Exhibit C.

2.0 Warranties and Guarantees

The developers shall provide the following warranties:

- Any warranty required to qualify a system for available rebates or incentives, including qualification for Green-e Tags
- 5-year complete system warranty
- 20-year PV panel warranty
- 10-year roof and building penetration warranty
- 5-year complete operational power capacity warranty

Proposers shall clearly describe warranties offered in their proposals. Please see Exhibit E, Warranties, for further information on warranties.

Section IV: Proposal Requirements

Proposals shall include three elements. The first element includes the proposer's qualifications, past-project examples, references, and personnel information. The second element involves the developers' specific technical proposals for the eight City-identified solar PV sites. With these elements, the City is equipped to select a developer or developers that best meet the City's goals and objectives as outlined in *Section II, City of San Diego's Goals and Objectives*.

1.0 Qualifications Element

The following items shall be included in the Qualifications Element of the Proposal:

A. Binding Transmittal Letter (two pages maximum)

Each proposal shall include a transmittal letter signed by a party authorized to obligate the developer (and respective team members) to perform the commitments included in the proposal. If a team of firms is submitting the proposal, then the proposal must clearly identify the lead or prime member of the team. The letter must also identify the contact person for future communications and the person responsible for future negotiations with the City, if selected. The letter should discuss the developer's overall qualifications and ability to support the City in meeting its goals and objectives, as well as a statement agreeing to comply with all City and other governing bodies' rules and regulations if awarded the contract. The letter must state a 120-day validity period of the proposal.

B. Qualifications

Proposals must provide information that clearly demonstrates the ability of the developer to fully deliver the scope of services outlined in *Section III, Scope of Services*. Given the magnitude of the solar PV program investment, the City is interested in establishing a relationship with a firm or team of firms that has:

- 1) demonstrated extensive experience in the successful installation and management of multiple, large commercial or public solar electric systems,
- 2) worked with a public entity on a solar PV program, and
- 3) established a local office or project manager (or intends to if selected).

C. Team Information

If a team of firms submits the proposal, then the following information shall be supplied:

- Name of lead or prime firm and the name of the City of San Diego representative.
- Total capacity in kilowatts (kW) of PV systems placed into commercial operation or practical demonstration to date. Identify the project type – turnkey or third-party energy sales.
- Names of other team member firms and the persons from those firms dedicated to this program.
- Roles and responsibilities of each team member, and the relationship between the team members, include an organizational chart.
- A brief description of each team member's firm and their ability to contribute to successful solar PV program implementation (history, performance of similar scope of services, etc.).
- History of past projects that the team members have worked on together.

If a single firm submits the proposal, then the following information shall be provided:

- Total capacity in kilowatts (kW) of PV systems placed into commercial operation or practical demonstration to date. Identify the project type – turnkey or third-party energy sales.
- Name of San Diego representative and a description of the person's experience as it applies to the San Diego program
 - Roles and responsibilities of key personnel
 - Organizational chart
 - Identify any subcontractors the developer intends to employ in execution of the program. Discuss their role and provide information on subcontractors' experience performing similar work.

D. Personnel Information

Proposals shall include resumes for key personnel involved with the City of San Diego program, including any subcontractors.

E. Past-Project Experience

Proposals shall include a brief description of past solar PV projects/programs that are similar in nature as those expected to result from this RFP. The description for each project/program should include:

- The project name
- Location
- Project size (total cost and project capacity in kW)
- Project type – turnkey or third party energy sales
- Year completed
- Name of project manager
- Name of client contact

- Brief physical description of the project (equipment manufacturer, model, etc.)
- A brief discussion of any specific challenges and how they were overcome

F. References

Proposals shall include at least three recent (within past five years) references for power sales solar PV projects/programs. The information noted above in the Past-Project Experience section should be included and can be used as references. Also provide the customer's contact name, title, address, phone numbers, and email address.

G. Market Penetration Support

Discuss your firm's interest in supporting the City's efforts in encouraging investment in solar PV systems by industries and businesses within the region. Specifically discuss any pricing incentives or other mechanisms your firm is willing to employ to enhance investment in solar PV.

H. Financial Capacity

Proposals shall include audited financial statements for the past three years for the proposer or the lead/prime firm if a team proposal. Proposers shall also demonstrate bonding capacity to accommodate the magnitude of the City's program. Proposers should describe their bonding capacity and name the relevant sureties or insurance companies that serve as your performance-bonding agent.

I. Contractual

Compliance with Warranty Requirements

Proposers shall provide a statement indicating commitment to the minimum warranties outlined above in *Section III, 2.0 Warranties*.

Contracts

Proposers shall provide copies of the firm's standard solar power sales agreement. Proposers shall indicate any exceptions to the City's standard terms and conditions, which are described in *Section VII, Standard Terms and Conditions*.

J. Litigation

Indicate whether the proposer or any team member or any officers or principals have been party to any lawsuit involving the performance of any equipment it has installed, including environmental litigation, and provide a summary of the issues and status of the lawsuits.

2.0 Site-Specific Solar PV Technical Proposals

- A. The City identified three (3) solar PV sites from the twenty-four evaluated. Energy Data and technical information regarding the selected sites can be found in *Exhibit B*, Proposed Site for Installation. In addition to the information provided, those firms shorted list shall have an opportunity to visit each site before submitting their final pricing proposal on **June 7, 2005, no later than 5:00 PM**. For the second element of the proposal, proposers are asked to submit specific technical proposals that optimize PV output based on the specific facility's electrical load and rooftop area available for mounting PV systems. It is the proposer's responsibility to validate the available rooftop area for each facility based on the information provided and the site visits.

A. Technical Description

Proposers shall provide the following technical description of the technologies you propose to install at each specific site:

- Guaranteed power capacity (DC kW), measured at the inverter(s) input
- Guaranteed power capacity (AC kW), measured at the inverter(s) output
- Show nominal and de-rated AC kW production, including data assumptions for winter and summer hours of solar generation. Summer on-peak, mid-peak, and winter peak hours must be explained with some detail of assumptions and performance criteria based on seasonal sunlight availability and variable weather conditions.
- Estimated capacity factor (%) and annual output (kWh), and provide the methodology used to develop the estimates
- Guaranteed PV panel degradation rate over a twenty-year period
- PV array materials
- Inverters
- Structural materials
- Balance of system components
- Configuration, including flat-mounted versus tilt-mounted system
- Structural requirements, including if roof penetration is necessary
- Operation and maintenance requirements, including personnel and hours
- Typical or projected degradation rates for field installations of this type over a twenty-year period
- Typical useful life of significant components, include PV array and inverters
- Benefits specific to the system proposed
- Any product or warranty enhancements being offered
- Other relevant information

B. Monitoring Description

Proposers shall also provide a description of the monitoring system that will be installed at each specific site, including:

- Equipment requirements
- Data output
- Maintenance requirements

Describe how the information needed, as described in *Section III, Scope of Services*, will be provided by the proposed monitoring system.

C. Implementation Schedule

Proposers shall provide an implementation schedule for the site-specific projects identified above (for each project and all the site-specific projects in total).

D. Power Sales Pricing

Proposers shall provide power sales pricing based on:

- 1) a fixed kWh price over the proposed term of the power sales agreement;
- 2) a fixed tariff discount identified as a percent discount against the site specific tariff; and
- 3) a price indexed to an established commodity pricing index.

Proposers shall complete and submit as a part of their proposal a Pricing Sheet for each solar PV site. See Exhibit C for the Pricing Sheet.

F. Site-Specific Business Relationship

Proposers shall assume that the solar PV site-specific installations will be owned, operated and maintained by the developers for the entire term of the power sales agreement.

- Respondents should clearly and concisely outline and explain their proposed business structure to the City of San Diego. The City will consider contract terms that may include, but are not limited to, floor and ceiling prices, prices indexed to market or tariff rates, short and long term transactions, purchase and sale of renewable energy credits, and other provisions that will optimize the financial benefits to the City and ensure project viability for the developers.

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Section V: Selection Criteria

An evaluation committee comprised of City personnel and their consultants will evaluate all proposals.

Proposals will be evaluated based on the following criteria:

<u>Criterion</u>	<u>Value</u>
<u>RFQ Point Distribution:</u>	
Qualifications and experience developing, owning, operating, and maintaining solar PV projects that meet power production specifications over significant terms	35 points
Project teams use of local C-10 contractors during installation	20 points
<u>RFP Point Distribution:</u>	
Cost effectiveness of the site-specific projects	30 points
Project team and organizational approach	5 points
Technical approach to the site-specific projects/ Implementation schedule	10 points

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Section VI: Special Conditions

- 1.0 This RFQ/RFP does not commit the City to award a contract, to defray any costs incurred in the preparation of a SOQ pursuant to this RFQ, or to procure or contract for work.
- 2.0 All SOQs submitted in response to this RFQ/RFP become the property of the City and public records, and as such may be subject to public review.
- 3.0 The City reserves the right to cancel, in part or in its entirety, this RFQ/RFP including but not limited to: selection schedule, submittals date, and submittals requirements. If the City cancels or revises the RFQ/RFP, all potential Design/Builders will be notified in writing by the City.
- 4.0 The City reserves the right to request additional information and/or clarifications from any or all Design/Builders to this RFQ/RFP.
- 5.0 Release of Public Information - Selection announcements, contract awards, and all data provided by the City shall be protected from public disclosure. Design/Builder's desiring to release information to the public, must receive prior written approval from the City.
- 6.0 The City of San Diego is strongly committed to equal opportunity in solicitation of professional services consultants. The City encourages Design/Builder's to share this commitment. Design/Builder's are encouraged to take positive steps to diversify and expand their Subconsultant/Subcontractor solicitation base and to offer consulting opportunities to all eligible Subconsultant/Subcontractors. Design/Builders shall comply with requirements of San Diego Ordinance No. 18173, Section 22.2701 through 22.2708, Equal Employment Opportunity Contracting Program (Exhibit D), Design/Builder shall sign, submit with Statement of Qualification package, and agree to be bound by the Equal Opportunity Agreement.

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Section VI: Proposal and Submission Deadlines

REQUESTING A COPY OF THE PROPOSAL:

Upon request the City will mail proposal to interested vendors

Please contact Denise Rocha at 858 492 6005

or

E-mail: DROCHA@SANDIEGO.GOV

**QUESTIONS FROM PROPOSERS ARE DUE TO THE CITY OF SAN DIEGO
NO LATER THAN April 7, 2005 at 5:00 PM**

QUESTIONS REGARDING THIS RFQ/RFP SHOULD BE SUBMITTED TO:

DENISE ROCHA, RFQ/RFP COORDINATOR

FAX: 858 492 6002

OR

DROCHA@SANDIEGO.GOV

STATEMENT OF QUALIFICATIONS SHALL BE SUBMITTED TO:

John Helminski, Project Officer

City of San Diego

Environmental Services Department

9601 Ridgehaven Court, Suite 120, MS 1101B

San Diego, CA 92123

STATEMENT OF QUALIFICATIONS DUE ON April 29, 2005,

NO LATER THAN 5:00 PM

Submit Ten (10) Copies

SITE VISITS FOR QUALIFIED PROPOSERS TO BE HELD JUNE 7, 2005

Section VII: Terms and Conditions

(See Exhibit F)

Section VIII: Exhibits

- A. Energy Data
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